

025.0

Map

0006

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,079,100 /

USE VALUE: 1,079,100 /

ASSESSED: 1,079,100 /

Total Card /

Total Parcel

1,079,100

1,079,100

1,079,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		AMSDEN ST, ARLINGTON

OWNERSHIP

Owner 1:	IRONS KERRY A & ROBERT L			
Owner 2:	MEADOWS HARRY F JR			
Owner 3:				
Street 1:	26 AMSDEN STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	MEADOWS HARRY F JR -		
Owner 2:	-		
Street 1:	26 AMSDEN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3197 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4714		Sq. Ft.	Site		0	80.	1.19	1									449,135						449,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4714.000	629,500	500	449,100	1,079,100
Total Card	0.108	629,500	500	449,100	1,079,100
Total Parcel	0.108	629,500	500	449,100	1,079,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	337.59	/Parcel:	337.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	629,500	500	4,714.	449,100	1,079,100		Year end	12/23/2021
2021	104	FV	601,800	500	4,714.	449,100	1,051,400		Year End Roll	12/10/2020
2020	104	FV	601,900	500	4,714.	449,100	1,051,500	1,051,500	Year End Roll	12/18/2019
2019	104	FV	436,800	500	4,714.	477,200	914,500	914,500	Year End Roll	1/3/2019
2018	104	FV	436,800	500	4,714.	348,100	785,400	785,400	Year End Roll	12/20/2017
2017	104	FV	403,200	500	4,714.	303,200	706,900	706,900	Year End Roll	1/3/2017
2016	104	FV	403,200	500	4,714.	258,300	662,000	662,000	Year End	1/4/2016
2015	104	FV	359,500	600	4,714.	252,600	612,700	612,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEADOWS HARRY F	77676-331	1	5/3/2021	Convenience	100	No	No		
MEADOWS HARRY F	77669-349	1	5/3/2021	Convenience	100	No	No		
MEADOWS HARRY F	77157-265	1	3/8/2021	Convenience	99	No	No		
MEADOWS HARRY F	25154-326		1/31/1995		1	No	No		Elaine F Meadows dod 12/01/2020

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEADOWS HARRY F	77676-331	1	5/3/2021	Convenience	100	No	No		
MEADOWS HARRY F	77669-349	1	5/3/2021	Convenience	100	No	No		
MEADOWS HARRY F	77157-265	1	3/8/2021	Convenience	99	No	No		
MEADOWS HARRY F	25154-326		1/31/1995		1	No	No		Elaine F Meadows dod 12/01/2020

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEADOWS HARRY F	77676-331	1	5/3/2021	Convenience	100	No	No		
MEADOWS HARRY F	77669-349	1	5/3/2021	Convenience	100	No	No		
MEADOWS HARRY F	77157-265	1	3/8/2021	Convenience	99	No	No		
MEADOWS HARRY F	25154-326		1/31/1995		1	No	No		Elaine F Meadows dod 12/01/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2012	1156	Redo Kit	16,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	Inspected	PH	Patrick H
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
3/27/2009	Meas/Inspect	163	PATRIOT
11/13/1999	Inspected	256	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

